

Addendum 3

LA01/2024/1004/F

1.0 Update

- 1.1 Subsequent to Addendum 2 a further letter of objection from MBA Planning on behalf of Mr Harry Armstrong (19.06.2025) and further correspondence from the agent (20.06.2025) has been received.
- 1.2 The letter of objection notes the previous information submitted by the agent in reference to the pile and a pipe discovered on site. There objections outlines that there is no evidence confirming when they were installed and so they do not demonstrate that development commenced. Additionally, the objection letter contains a written statement from Mr Harry Armstrong which advises that they spoke to the previous owner of the site (Mr Clyde) who advised that they had made an entrance to the site and fenced off a small section, that Mr Clyde assumed these works were sufficient to keep the previous permission live and that no other works were carried out.
- 1.3 The submission from the agent includes correspondence with Dr. Ambrose McCloskey (Chartered Engineer) which, clarifies that the photographed item is a precast pile, as it has the connection plate on top as is standard construction.
- 1.4 No further information has been submitted by the agent to verify the date upon which the items were placed in the ground or their connection to the previous planning permission. As it cannot be verified that the objects discovered by the applicant in the field relate to the previous permission, or the date upon which they were placed there, limited weight is afforded to the additional information.
- 1.5 It remains the Planning Department's opinion that it has not been demonstrated that a material start was made on the historic permission, and that a CLOPUD application is the appropriate method to establish the facts in this matter.

2.0 Recommendation

- 2.1 That the Committee note the contents of this Addendum and agree to Refuse planning permission as set out in Section 1 of the Planning Committee report.